

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,200 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *7 Victoria Street, Harbour Mews, Whitstable, Kent, CT5 1FZ*

A spacious and smartly presented first floor maisonette flat, enviably positioned within the heart of the conservation area moments from fashionable Harbour Street, which offers an array of boutique shops and highly regarded eateries, the working harbour, is less than 320 metres from the beach, and a short stroll from Whitstable station (0.5 miles).

Accessed via its own private ground-floor entrance, the property is arranged to provide an entrance hall, a bright and spacious open-plan living room incorporating a smartly fitted kitchen, two bedrooms and a bathroom.

No smokers. Available from early January.



### LOCATION

Harbour Mews is conveniently positioned on Victoria Street, just off Harbour Street and within the town's sought after conservation area. The property is easily accessible to shops, bus routes and Whitstable station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### FIRST FLOOR

- Entrance Hall
- Living Room/Kitchen 18'4" x 13'5" (5.60m x 4.10m)
- Bedroom 1 11'7" x 8'10" (3.55m x 2.70m)
- Bedroom 2 8'6" x 8'6" (2.61m x 2.60m)
- Bathroom 6'2" x 5'1" (1.90m x 1.56m)

### HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,384 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

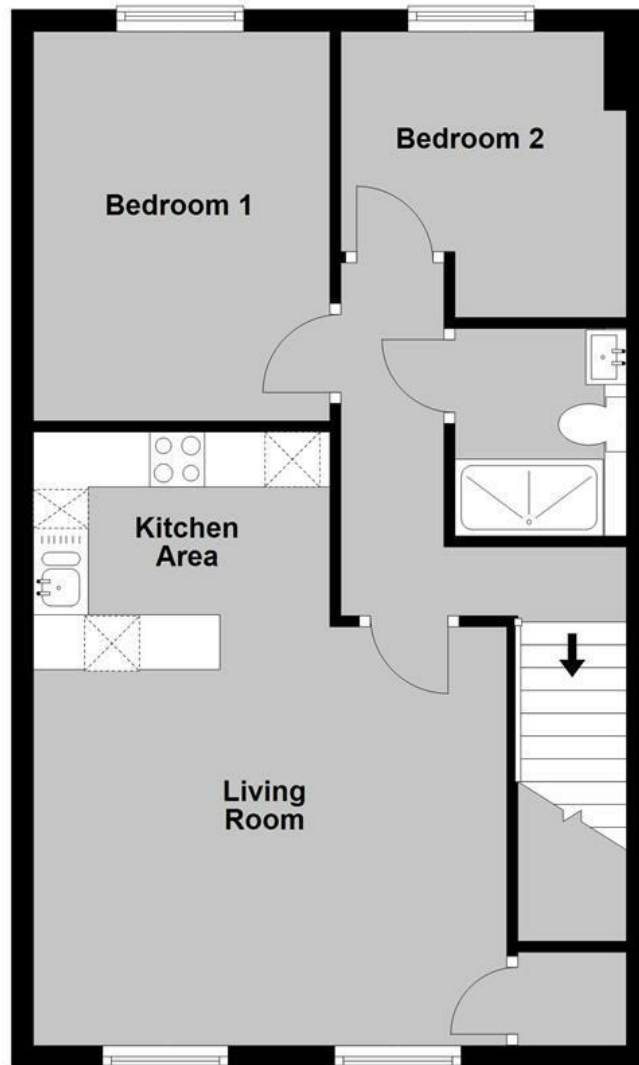






## First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 49.2 sq. metres (529.4 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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| Energy Efficiency Rating         |    | Current                | Potential |
|----------------------------------|----|------------------------|-----------|
| Very energy efficient (A+)       | A+ |                        |           |
| Energy efficient (A)             | A  |                        |           |
| Decent (B)                       | B  |                        |           |
| Below average (C)                | C  |                        |           |
| Energy inefficient (D)           | D  |                        |           |
| Very energy inefficient (E)      | E  |                        |           |
| Extremely energy inefficient (F) | F  |                        |           |
| Extremely energy inefficient (G) | G  |                        |           |
| Energy Efficiency Rating         |    | 74                     | 77        |
| England & Wales                  |    | ED1 December 2020/2021 |           |

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

